



No.A-3/01/2012:CSEZA/4883

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Notice inviting Bids for allotment of built up space in Cochin SEZ.

The Chairperson, Cochin Special Economic Zone Authority (CSEZA) invites bids in sealed envelopes for allotment of built up space for setting up units in Cochin Special Economic Zone (CSEZ). Details of vacant built up space available are as under.

Sl. No.	Approximate area in sq.m.	Type of building	Location
1	3708.64	Building in Plot No. 30&31	Ist floor
2	995.45		Ground floor
3	288	MSDF – 16	Block – A, IV Floor
4	75		Block – A, Ist floor
5	536		Block – A, Second Floor
6	292	MSDF – 17	IV Floor
7	241		Ist Floor
8	292	MSDF – 43 A	II Floor
9	399	MSDF – 43A	Block – D, III Floor

The eligibility of bidders is as under:

- Valid LOA holders for setting up units in CSEZ
- A non-LOA holder shall be permitted subject to the condition that such participant shall obtain a valid LOA from the competent authority to set up a unit in CSEZ within a period of 90 days, failing which the Earnest Money Deposit shall be forfeited.

Terms and Conditions:

- Bidding will be on the amount quoted towards one time non refundable Development Fund. Successful bidder shall be decided based on the rate quoted towards the Development Fund (in Rs.per sq. mtr. per annum).
- The minimum amount to be quoted should be over and above Rs.2916/- per sq.mtr. per annum, which is the present annual rent for built-up space.
- The amount quoted by the successful bidder shall be deposited with the CSEZ Authority within a period of seven (7) days.
- The lease rent shall be enhanced by 25% once in three (3) years in respect of allotted units.

5. The bidder shall submit Earnest Money Deposit (EMD) equal to one year's rent in the form of Demand Draft from any Nationalized Bank drawn in favour of Cochin SEZ Authority, Cochin along with Bid.
6. The EMD shall be treated as advance rent in respect of successful bidders.
7. The amount paid as EMD shall be forfeited if the offer of allotment is refused/denied by the successful bidder. EMD (without interest) shall be returned to unsuccessful bidders after the issuance of the allotment letter.
8. After finalization of bids, the successful bidder shall submit an undertaking to the effect that they shall abide by the terms and conditions of Cochin SEZ Authority.
9. The allotment shall be on "**as is where is basis**"
10. The lease period shall be for 15 years or co-terminus with the validity of Letter of Approval, whichever is earlier.
11. CSEZA reserves the right to renew lease agreement and in case of renewal of the agreement, lease rent in force at the time of renewal shall be applicable. The renewal of lease after expiry of 15 years would be on fresh terms and conditions as may be fixed by the CSEZA.
12. The allotted space shall be utilized within a period of three months from the date of issue of Letter of Approval, failing which the Letter of Approval will be cancelled and the vacant peaceful possession of leased property will be returned to the CSEZ Authority.
13. Upon surrender/cancellation of LOA the built up space shall be handed over to the Authority in its original form and the lessee shall not have any right over the same built up space
14. The allottee shall also pay user charges, if any, as may be fixed from time to time in addition to rent for built up space in SDF.
15. The possession should be taken within 15 days from the date of allotment.
16. The rent shall be charged from the date of allotment.
17. The allottee shall execute and get registered the lease deed with Sub-Registrar, Thrikkakara within a period of one month from the date of possession.
18. The CSEZA shall have absolute right/discretion to accept or refuse/reject the bid without assigning any reason.
19. The participation in the bidding process or the submission of EMD does not per se confer any right on the bidders.
20. The envelope should be superscribed as "Tender for allotment of built up space in SDF" and should reach the undersigned on or before 20th Sept., 2017 at 15.00 Hrs. The same will be opened by 17.00 Hrs on the same day.


(K.C. Ramakrishnan)
Secretary, CSEZA